



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Edge Avenue

Scartho  
DN33 2DD

Offers in the Region Of  
£279,950

SUPERBLY appointed and EXTENDED semi detached property located within the desirable village of Scartho. Ideal for a family and retaining many stunning original features, this property has had no expense spared by the current owner and comes with viewing highly advised. With a superb extension to the rear with Bi-folding doors with electric blinds concealed, a top quality kitchen with branded appliances and QUARTZ counter tops, be prepared to pick your jaw up off from floor. One of the best properties on the market in this agents opinion, viewing is highly advised whilst it's still available. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen-diner, WC, three bedrooms and the bathroom. With gardens to the front and rear, a driveway, garage and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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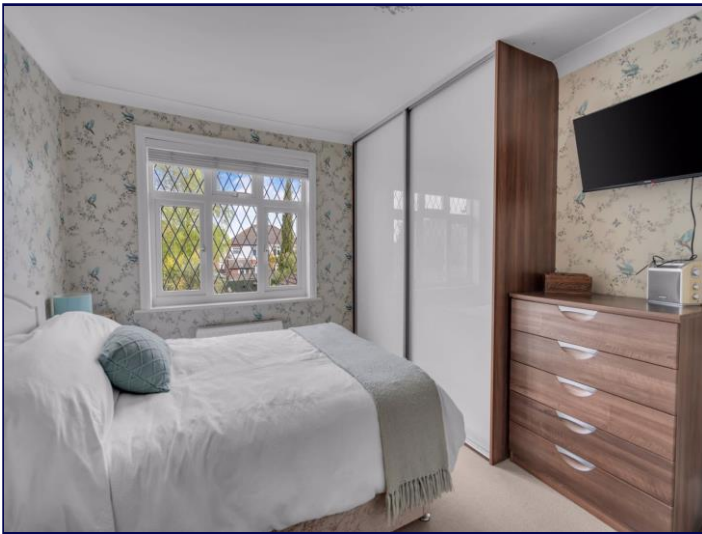
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**Entrance Hall**

Entering the property through the entrance porch reveals coving to the ceiling, Parquet flooring and a radiator. There is also under stairs storage.

**WC**

With an opaque window to the side elevation, tiled walls and floor, a WC and a basin.

**Lounge**

13' 3" x 11' 11" (4.05m x 3.62m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

**Sitting Room**

13' 4" x 10' 7" (4.07m x 3.22m)

The sitting room has laminate flooring, built in storage and a stunning wood burning stove.

**Kitchen**

20' 0" x 10' 3" (6.10m x 3.12m)

The kitchen which benefits from the extension has a window and door to the side elevation, tiled floor with under floor heating and a stunning modern fitted kitchen with QUARTZ counter tops. With an inset sink and drainer, AEG dishwasher, plumbing for a washing

machine and Neff appliances including an electric oven, combination microwave and a gas hob with an extractor over.

**Dining area**

10' 3" x 18' 4" (3.12m x 5.60m)

With bi-folding doors in set electric remote controlled blinds, two Velux windows with rain sensor closing and a tiled floor with under floor heating.

**First Floor Landing**

With a window to the side elevation, coving to the ceiling and a carpeted floor.

**Bedroom One**

13' 4" x 8' 8" up to wardrobe(4.06m x 2.65m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

**Bedroom Two**

13' 0" x 10' 8" (3.95m x 3.24m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

**Bedroom Three**

8' 3" x 7' 6" (2.52m x 2.28m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.



### **Bathroom**

The bathroom has dual aspect opaque windows to the side and rear elevation, access to the loft, tiled walls, a heated towel rail and a carpeted floor. There is also a FOUR piece suite with a WC vanity basin, corner bath and a shower cubicle with a mains operated shower.

### **Garage**

A detached brick garage with an electric roller door, two doors and a window to the side and a further window to the rear, with electrics.

### **Outside**

Gates open to reveal access and ample off parking spaces on the driveway with a well kept lawn and established shrubs. The rear garden is lovely place to relax and entertain with a superb patio area ideal for alfresco dining, a further lawn and established shrubs, all enclosed by perimeter fencing.

### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### **Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **Mortgage and Financial Advice**

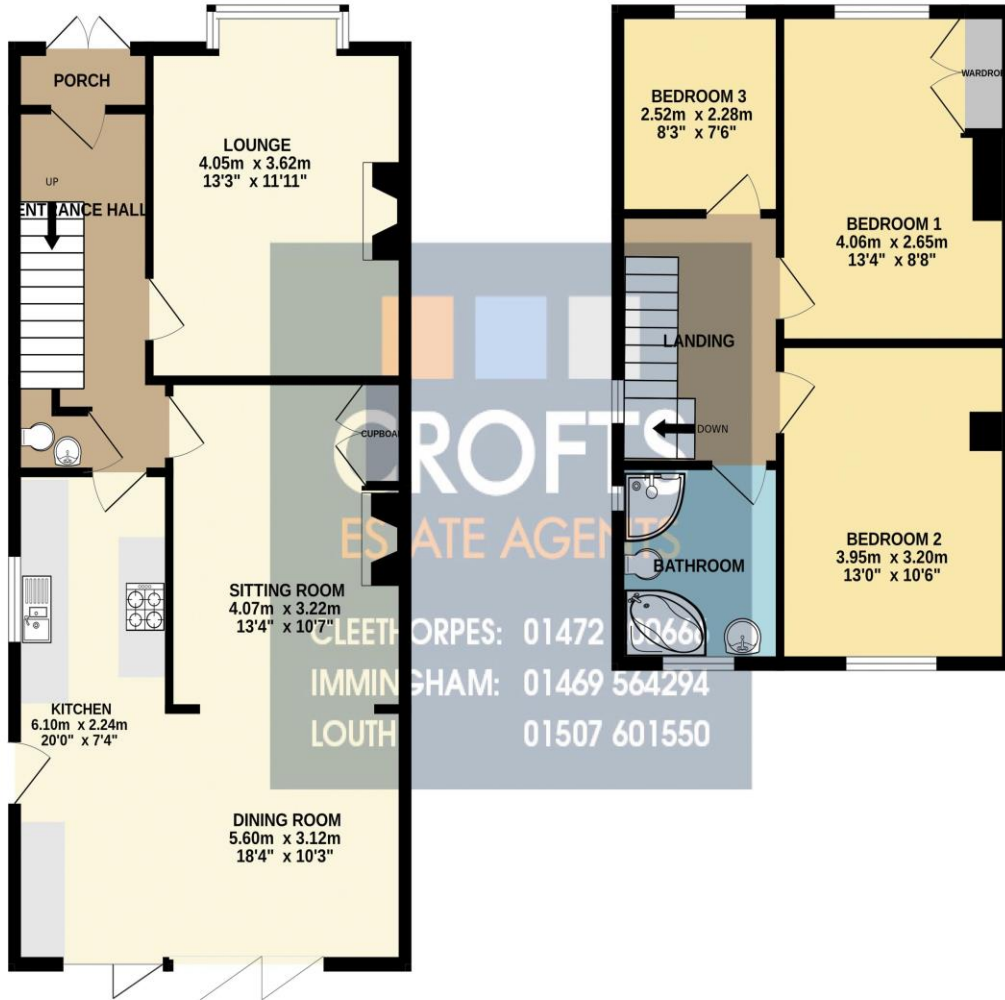
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
62.1 sq.m. (668 sq.ft.) approx.

1ST FLOOR  
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 105.9 sq.m. (1140 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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